



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-043627-25

**In the matter of:** 1604, 6550 GLEN ERIN DR  
MISSISSAUGA ON L5N3S1

**Between:** Manisha Muralidharan  
Sabaresh Premanadhan Tenants

**And**

Quadreal Property Management C/O Bcimc  
Realty Corporation Landlord

Manisha Muralidharan and Sabaresh Premanadhan (the 'Tenants') applied for an order determining that Quadreal Property Management C/O Bcimc Realty Corporation (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 21, 2026.

The Landlord's legal representative, Martin Zarnett, the Landlord's agent, Juli Kona, the Tenants' legal representative, Christopher Williams and the Tenant, Sabaresh Premanadhan attended the hearing.

At the hearing, the parties entered into the following consent order, which finally resolves all issues arising from the tenancy between the Landlord and the Tenants, including any claims that may arise related to the tenancy.

**It is ordered on consent that:**

1. The Landlord shall pay to the Tenants the amount of \$4,000.00 on or before February 20, 2026.
2. Payment for the amount outlined in paragraph 1 of this Order shall be sent to the Tenants by regular mail to 21-3425 Ridgeway Drive, Mississauga, ON L5L 0B9, on or before February 20, 2026, and shall be made payable to both Tenants.
3. If the Landlord does not pay the Tenants the full amount owing on or before February 20, 2026, the Landlord will start to owe interest. This will be simple interest calculated from

February 21, 2026 at 4.00% annually on the balance outstanding.

**February 5, 2026**

**Date Issued**

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Christina Philp

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.